

IN THE UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

In re:)
) Chapter 11
) Case No. 08-35653-KRH
CIRCUIT CITY STORES, INC.,) Jointly Administered
)
Debtors.)

STATEMENT OF CURE UNDER THE
NON-RESIDENTIAL PROPERTY LEASE OF
CROSSROADS ASSOCIATES, LTD.

Crossroads Associates, Ltd. ("Crossroads") by its undersigned counsel, hereby submits the Statement of Cure Under the Non-Residential Property Lease.

1. On November 10, 2008 Debtors filed a voluntary petition under Chapter 11 of the Bankruptcy Code.

2. Jurisdiction is vested in this Court pursuant to 28 U.S.C. §§157 and 1334.

This is a core proceeding pursuant to 28 U.S.C. §157(b). Venue is prescribed by 28 U.S.C. §§ 1408 and 1409.

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3. Circuit City Stores, Inc. ("Debtor") and Crossroads entered into a Lease Agreement dated January 30, 1988 with regard to Store No. 876 located in the Crossroads Center Shopping Center, St. Petersburg, Florida, (the "Lease").

4. Crossroads hereby files their Statement of Cure pursuant to the Notice of Approval of Order (I) Approving Procedures in Connection with Sale of All or Substantially All of the Business (Docket No. 1454) which requires all cure amounts to be provided with respect to a possible assumption or assignment of the Lease.

5. The cure amount for Crossroads as of January 15, 2009 is \$ 53,814.77 for November rent and November CAM, plus any additional amounts or pecuniary losses including reasonable attorneys' fees.

Respectfully submitted this 15th day of January, 2009.

CHRISTIAN & BARTON, LLP

By: /s/ Jennifer M. McLemore

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CERTIFICATE OF SERVICE

I hereby certify that on the 15th day of January, 2009, I caused a copy of the foregoing to be served by electronic means to the “2002” and “Core” lists and through the ECF system.

/s/ Jennifer M. McLemore